

supportive of the primary land use of agriculture, forestry, open space and/or historic preservation.

~~(1) The Rural Agricultural Corporate Retreat use is oriented toward the "think tank" facilities typically affiliated with today's high technologies and development. These facilities often require the quiet and tranquility associated with rural settings.~~

~~(2) The location of the Rural Agricultural Corporate Retreat use in the AR, A-3, A-10, TR-10, JLMA-3 and JLMA-20 zoning districts will afford the opportunity to preserve the rural and historic character of the zoning districts and will promote agriculture as an industry. The Corporate Retreat use will provide a means for agricultural activities to continue through an economic partnership.~~

~~(3)(1) It~~ The Rural Corporate Retreat is intended to promote the rural amenities of the AR, A-3, A-10, TR-10, JLMA-3 and JLMA-20 districts as an ideal work place, ~~for "think tank" operations and to utilize the environmental, cultural, and aesthetic qualities to lure corporate users. Likewise, t~~ The Rural Agricultural Corporate Retreat user is encouraged to incorporate existing structures, which could be restored and maintained into the retreat facilities to preserve the existing rural character.

~~(4) The proximity of Loudoun's rural areas to excellent air transportation services has the potential to attract world-wide corporate users. It is intended to utilize this asset to encourage the location of Rural Agricultural Corporate Retreats.~~

~~(5)(2)~~ Rural Agricultural Corporate Retreats shall be permitted in the AR, A-3, A-10, TR-10, JLMA-3 and JLMA-20 districts on the basis of land size and average daily users. Permitted Rural Agricultural Corporate Retreats shall meet specific development criteria outlined in subsection 5-619(C) below. Any Rural Agricultural Corporate Retreat that does not meet the criteria of subsection 5-619(C), may be permitted subject to special exception approval.

~~(6)(3)~~ The Rural Agricultural Corporate Retreat use shall not involve the handling or processing of hazardous or toxic materials. The Rural Agricultural Corporate Retreat use shall comply with the applicable performance standards of Section 5-1500.

(B) **Definitions.** For the purposes of Sections 5-619, "Rural Agricultural Corporate Retreat, Accessory to Agricultural Uses, in the AR, A-3, A-10, TR-10, JLMA-3 and JLMA-20 districts", is defined under "Rural Agricultural Corporate Retreat, Accessory to Agricultural Uses" in Article 8 of this Ordinance.

A451

(C) **Rural Agricultural Corporate Retreat, Accessory to Agricultural Uses, Development Criteria.**

- (1) **Minimum Acreage.** The minimum acreage shall be 50 acres.
- (2) **Open Space.** A minimum of 75% of the total property acreage shall be kept in an agricultural, forestry, open space, and/or historic preservation use.
- (3) **Frontage and Access.** The property on which the Rural Agricultural Corporate Retreat is located shall have frontage and access on a state-maintained road.
- (4) **Floor Area Ratio.** The maximum floor area ratio shall be ~~.04~~ 0.04. The total acreage shall be used for determining the permitted floor area.
- (5) **On-Site Food Services.** The retreat facilities may provide on-site food service for employees, ~~trainees~~, and ~~business retreat~~ visitors, but may not contain restaurant facilities open to the general public.
- (6) **Setbacks.** All retreat facilities buildings shall be set back a minimum of 200 feet from adjacent properties.
- (7) **Storage Areas.** Storage areas related to the retreat facilities shall be permitted.
- (8) **Programs.** The retreat facilities use may include-associated training programs, seminars, and ~~related-similar~~ activities.
- (9) **Special Events.** Special events shall receive approval pursuant to Section 5-500, unless the facility meets the requirements of Section 5-642 specifically approved by special exception (Section 6-1300).
- (10) **Products Sold On-Site.** No products shall be sold on-site except those that are clearly incidental and integral to ~~the training programs and seminars~~ the purpose and program of the retreat.
- (11) **One Principal Dwelling.** No more than one principal dwelling unit shall be permitted. Tenant dwellings shall be permitted in accord with Section 5-602.
- (12) **On-Site Recreation.** The retreat facilities may provide on-site recreation facilities to be used solely by employees, ~~trainees~~, and ~~business~~ and visitors, but not by the general public.
- (13) **Average Daily User and Acreage Ratio:** ~~25~~ 100 users per 50 acres. Notwithstanding, there shall be no more than ~~100~~ 450 users on greater than 200 acres without first securing special exception approval. The term Average Daily Users includes

A458

employees, trainees, and business and visitors to the site. Service trips, such as food or supply deliveries, package delivery, and similar trips are in addition to the average daily users.

~~(14) Remove Property from Land Use Program.~~ The portion of the property used as a Rural Agricultural Corporate Retreat shall be removed from the Land Use Program (Special Assessment for Land Preservation) for taxation purposes.

~~(15)~~(14) **Exclusions.** Buildings or structures used exclusively for agricultural use, the principal dwelling unit, and tenant dwellings are excluded from these requirements and from the floor area ratio calculations.

(D) **Sketches, Site Plans, Special Exceptions and Statements of Use.**

(1) **Sketch Plan.** A sketch plan is required as a part of a zoning permit application for permitted Rural Agricultural Corporate Retreats. Sketches shall include an accurate drawing of all aspects of the Rural Agricultural Corporate Retreat including the size and dimensions of buildings; the size and dimensions of land area devoted to the Rural Agricultural Corporate Retreat use; the size and dimensions of the land to be maintained in agricultural, forestry, open space, and/or historic preservation use; the size and dimensions of parking areas; building setbacks; the size, dimension, and location of any signs; and the approximate location of any on-site major floodplain as determined from the County RSCOD regulations and flood plain map. In addition, the sketch plan shall include the required information needed to illustrate conformance with the Rural Agricultural Corporate Retreat regulations of this Section 5-619.

(2) **Special Exception Review for Those Who Do Not Comply with Standards.** For Rural Agricultural Corporate Retreats that do not meet the development criteria contained in this subsection, special exception review, and approval, is required to determine the appropriateness of the use. Special exceptions may contain a condition for a site plan in lieu of a sketch plan as defined herein when the Board of Supervisors finds such a condition is necessary to mitigate potential off-site impacts of the proposed use.

(3) **Statement of Use.** For all Rural Agricultural Corporate Retreats, a statement of use shall be filed in conjunction with the sketch or site plan. The statement of use shall define the operations of the Rural Agricultural Corporate Retreat and shall outline how the use meets the development criteria.

(E) **Modifications.** Those standards contained in Section 5-619(C) may be modified by the special exception procedures set forth in Section 6-1300 provided that the Board of Supervisors finds that the applicant's proposed

A459

modification to the regulations will improve on the existing regulations, or otherwise exceed the public purpose of the existing regulations. The Board may impose appropriate conditions to assure that the public purposes are satisfied.

5-620

Manufactured Housing. The following standards shall apply to the development of manufactured housing:

- (A) Homes shall be a minimum of 900 square feet in floor area, and a minimum of 19 feet in width.
- (B) Roofs shall be pitched with a minimum vertical rise of four inches for each twelve inches of horizontal run.
- (C) Exterior materials shall be of a color, material and scale compatible with site-built, single family construction.
- (D) Homes shall have a non-reflective roof material which is or simulates asphalt or wood shingles, tile or slate or other products as used in surrounding areas.
- (E) All homes shall have a pitched roof with a minimum of either a 6" overhang and a 4" gutter or 12" overhand on the front and back and a minimum of 6" on the sides.
- (F) Perimeter non-load bearing foundation enclosures shall be compatible with foundation materials on site-built residential structures, and shall be limited to masonry, stone or concrete.
- (G) Homes shall have wheels, axles, transporting lights, and removable towing apparatus removed from the site, and shall be placed on a permanent foundation.
- (H) Storage areas for RV unit shall be provided on a separate lot. If such lot is exterior to the development it shall be effectively buffered from the street and adjacent dwellings. If the storage area is located on an interior lot, the buffering shall not be required.
- (I) Manufactured homes in the AR-1, AR-2, A-3, A-10, and TR-10 districts shall not be subject to this section.
- (J) Nothing in this subsection shall be deemed to supersede valid restrictive covenants of record, except that a manufactured home built in accordance with the HUD code shall not be deemed a mobile home.

5-621

Public Utilities. Lot requirements for Municipal Corporations, VDOT, LCSA, Public Utilities and Public Service Corporations.

- (A) In all zoning districts, public utilities shall be located on lots of one half (1/2) acre or more.
- (B) All utility facilities shall have a minimum Type Four (4) Buffer Yard.

A460

(C) Such utilities may be accessed by private access easement.

(D) Utility Substations are governed by Section 5-616 of this Ordinance.

5-622

Magazine Contained Explosive Facilities.

(A) **Purpose and Intent.** The intent of this section is to allow businesses with magazine contained explosives storage facilities to be located within the A-3 zoning district, while preserving the rural character of the district. A commercial business operation requiring a magazine contained explosives facility shall be located in a commercial or industrial zoning district.

(B) **Effective Control.** In order to qualify for a special exception as a magazine contained explosives facility, the applicant shall demonstrate unified ownership/control of the parcel that is the subject of the special exception application and the commercial business operation cited in (A) above.

(C) **Site Development Criteria.**

(1) **Acreage.** The minimum gross acreage of a parcel used for storage of magazine contained explosives shall be 50 acres. A minimum of three acres shall be located outside of major floodplain. In no event shall the acreage be less than that necessary to comply with the regulations contained in the most current adopted edition of the "Virginia Statewide Fire Prevention Code" (VSFPC) and all other applicable state and local codes and ordinances whichever is more restrictive.

(2) **Setbacks.**

(a) **Adjacent to Roads.** No magazine facility or loading area shall be permitted closer than 500 feet to the right-of-way of a state maintained road or the minimum setback contained in the VSFPC, whichever is more restrictive.

(b) **Adjacent to Other Properties.** No magazine facility shall be permitted closer than 350 feet or the minimum setback contained in the VSFPC, whichever is more restrictive.

(3) **Access.** Magazine Contained Explosives Facilities may be located on lots accessed by private access easement.

(D) **Construction and Placement.** Construction and Placement of a magazine for the containment of explosives shall conform to all applicable State and Federal requirements.

(E) **Open Space.** Except for those areas established for the approved magazine facility on the special exception plat, the remainder of the parcel shall be maintained for agricultural, horticultural, and forestry

A461

uses during the term of the special exception. Uses and structures accessory to the magazine facility and an agricultural, horticultural, and/or forestry use on the property may be permitted, including security buildings, barns and one single family dwelling.

- (F) **Conveyance.** Approval of a special exception or zoning permit pursuant to this section shall not convey with the transfer of the property or business which are the subject of these applications

5-623 PD-IP Private School Notification Standards

- (A) **Purpose and Intent.** Operators of a private school located within a PD-IP District must notify all applicants, at the time of application, of the potential permitted and special exception uses within such a district.
- (B) **Standard Notification.** The notification document shall include a list of the uses permitted within the industrial zone. The document shall include a section that requires prospective student's parent to sign a statement stating that they have reviewed or have been offered the opportunity to review this document. Said document shall remain on file at the school for the period of the student's enrollment.

5-624 Vehicle Wholesale Auction.

- (A) **Locational Criteria.**
 - (1) Vehicle wholesale auctions shall be located on a public, paved road capable of accommodating the traffic generated by the use.
 - (2) Vehicle wholesale auctions shall be located on parcels where at least a portion of the parcel is located within the noise contour areas of the Airport Impact Overlay District, as existing at the time of initial site plan approval.
 - (3) Vehicle wholesale auctions shall be located on a parcel with an area of 50 acres or more.
- (B) **Site Development Criteria.**
 - (1) Any car-carrier loading/unloading area and vehicle storage areas shall be located separately from the customer parking areas, and such areas shall be identified with directional signage.
 - (2) The use shall be served by public sewer.
 - (3) Car washing associated with the use shall utilize recycled water.
 - (4) The sale and/or storage of vehicles that are not in operating condition shall not be permitted.

A462

- (5) Outdoor vehicle storage, parking spaces, and loading spaces shall be specifically identified on an approved site plan and shall be limited to such areas.
- (6) Outdoor vehicle storage shall be setback at least 100 feet from any road right-of-way.
- (7) The test driving of all vehicles shall be conducted on-site.
- (8) Notwithstanding the requirements of Section 5-1400, no structure shall be required in the rear or side Type 4 Buffer Yards when adjacent to areas of Dulles Airport.
- (9) Vehicle wholesale auctions shall not be conducted before 8:00 a.m., after 6:00 p.m., or on Saturdays or on Sundays.

5-625

Winery, Commercial. Commercial wineries in the AR and JMLA districts shall comply with the following standards.

(A) Intensity/Character.

- (1) **Site Size.** The minimum lot area for a commercial winery is 10 acres.
- (2) **Wine Tasting Rooms and Accessory Food Sales.** Facilities for wine tasting rooms and accessory food sales (including a kitchen) shall not exceed ~~20~~ 49 percent of the total gross floor area of all structures at the commercial winery.
- (3) **Hours of Operation.** Hours of operation shall be limited to 10:00 a.m. to 10:00 p.m.

(B) Size of Use.

- (1) **Floor Area Ratio.** The floor area ratio for a commercial winery shall not exceed 0.042.
- (2) **Storage Yards.** The total area of storage yards shall not exceed 20 percent of the total area of the principal structure, ~~and shall not be visible from any public right-of-way.~~

(C) Location on Site/Dimensional Standards. A commercial winery shall be set back at least 125 feet from all lot lines.

(D) Landscaping/Buffering/Screening.

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking and Storage Areas.** Parking and storage areas shall be screened to comply with the requirements of Section 5-653(B).

A463

(E) **Roads/Access Standards.**

- (1) **General Access Standards.** A commercial winery shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways to a commercial winery shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (3) **Vehicles/Equipment.** Commercial wineries that use heavy equipment shall have direct access to a paved public road.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(G) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

(H) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

5-626

Agriculture, Horticulture and Animal Husbandry.

- (A) **Parcel Size.** Agriculture, Horticulture and Animal Husbandry uses shall be located on parcels ≥ 2 acres in size or larger.
- (B) **Setbacks for Certain Structures.** No structure for housing livestock shall be located closer than 100 feet from any property line adjoining lots where a residential dwelling existing at the time of construction of the structure is the principal use, unless such residential dwelling is located more than 100 feet from the property line.

5-627

Agriculture Support Uses (Direct Association with Agriculture, Horticulture or Animal Husbandry).

(A) **Intensity/Character.**

- (1) **In Association with On-Going Agriculture, Horticulture, or Animal Husbandry Use.** The agriculture support use (direct association) shall be allowed only in direct association with an on-going agriculture, horticulture, or animal husbandry use or activity.
- (2) **Site Size.** The minimum lot area for any agriculture support use (direct association) shall be 5 acres.

A464

- (3) **Visitors/Customers/Parking Spaces.** The minimum lot area shall increase based on the number of visitors/customers attracted to the use, as follows:

| Use | Scope of Use/Event | Lot Area (Minimum) |
|-----------------------|---|----------------------|
| Level I—small scale | No more than 200 visitors on any one day; no more than 100 vehicles allowed on site at any one time. | 5 acres, up to 25 |
| Level II—medium scale | > 200 visitors on any one day, no more than 400; no more than 200 vehicles allowed on site at any one time. | >25 acres, up to 50 |
| Level III—large scale | > 400 visitors on any one day, no more than 600; no more than 300 vehicles allowed on site at any one time, except 4 additional visitors and 2 additional vehicles allowed per acre in excess of 100 acres. | >50 acres, up to 100 |

- (4) **Hours of Operation.** Hours of operation for any agriculture support use (direct association) shall be limited to the hours from 6:00 a.m. to 9:00 p.m.
- (5) **Owner.** The agriculture support use (direct association) shall be operated or maintained by the owner or occupant of the land upon which the primary associated agriculture, horticulture, or animal husbandry use is being conducted.

(B) **Size of Use.**

- (1) **Structure.** The size of structures used in the agricultural support use (direct association) shall not exceed the following gross floor area (total all structures):

| Use | Lot Area | Size of Structures (Maximum) |
|-----------------------|--|------------------------------|
| Level I—small scale | 5 to 25 acres | 12,000 square feet |
| Level II—medium scale | >25 acres, up to 50 acres | 24,000 square feet |
| Level III—large scale | > 50 acres, up to 100 acres. Additional structure size allowed by right at rate of 2,400 square feet per 10 acres in excess of 100 acres, up to 48,000 square feet in total structure size for agriculture support (direct association uses) | 36,000 square feet |

- (2) **Storage Areas.** The total area of all storage areas used in the agricultural support use (direct association) shall not exceed the following size in square feet:

| Use | Lot Area | Size of Structures (Maximum) |
|-----|----------|------------------------------|
|-----|----------|------------------------------|

A465

| | | |
|--|---------------|-------------------|
| Level I—small scale | 5 to 25 acres | 5,000 square feet |
| An additional 1,000 square feet of storage area shall be allowed by right for each additional 10 acres, not to exceed a maximum of 20,000 square feet. | | |

- (C) **Location on Site/Dimensional Standards.** Structures or storage areas of an agricultural support use (direct association) shall be set back from lot lines as follows:

| Use | Lot Area (Min.) | Size of Structures (Max.) | Setback from Lot Lines |
|------------------------------|---------------------------|------------------------------|---------------------------|
| Level I—small scale | 7 to 25 acres | 12,000 square feet | 60 ft. |
| Level II—medium scale | >25 acres, up to 50 acres | 24,000 square feet | 120 ft. |
| Level III—large scale | > 50, up to 100 acres | 36,000 square feet | 175 ft. |

- (D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).

- (E) **Road/Access Standards.**

- (1) **General Access Standards.** An agriculture support use (direct association) shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (3) **Vehicles/Equipment.** Any agricultural support use (direct association) that involves the use of or services heavy equipment shall have direct access to a paved public road maintained by the state. Direct access shall not be provided by a private easement.

- (F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

- (G) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

- (H) **Hazardous Chemicals, Pesticide Use.** The use and application of herbicides, pesticides, and potentially hazardous chemicals and substances such as paints and solvents shall be prohibited within the required buffer.

- (I) **Parking.**

Affole

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the agricultural support use (direct association) shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

5-628

Farm Based Tourism. Farm based tourism uses in the AR, TR and JLMA districts shall comply with the following standards.

(A) Intensity/Character Standards.

- (1) **Site Size.** The minimum lot area for a farm based tourism use shall be 5 acres.
- (2) **Visitors/Customers/Parking Spaces** The lot area shall increase based on the number of visitors/customers attracted to the use, as follows.

| Use | Scope of Use/Event | Lot Area Requirement |
|------------------------------|--|----------------------|
| Level I—small scale | No more than 300 visitors on any one day; no more than 150 vehicles allowed on site at any one time. | >5 acres, up to 40 |
| Level II—medium scale | > 300 visitors daily, no more than 600 visitors on any one day; no more than 300 vehicles allowed on site at any one time. | >40 acres, up to 80 |
| Level III—large scale | > 600 visitors daily, no more than 800 visitors on any one day; no more than 400 vehicles allowed on site at any one time. | >80 acres |

- (3) **Hours of Operation.** Hours of operation shall be limited to 8:00 a.m. to 6:00 p.m.
- (4) **Owner.** The farm based tourism use shall be operated or maintained by the owner, operator, or occupant of the land upon which the primary associated agriculture, horticulture or animal husbandry use is being conducted.
- (5) A structure existing prior to January 7, 2003, located within an Historic Site District or Historic and Cultural Conservation District may be used as for Farm Based Tourism and shall be exempt from the minimum lot area, yard and floor area ratio requirements specified above, provided that any expansion or enlargement of such structure shall not exceed 15% of the total floor area existing prior to January 7, 2003 unless a greater expansion is approved by minor special exception pursuant to section 6-1300.

(B) Size of Use Standards.

A467

(1) **Structure.**

- (a) The size of structures used for the farm based tourism use shall not exceed the following gross floor areas (total all structures):

| Use | Lot Area (Minimum) | Size of Structures (Maximum) |
|-----------------------|---------------------------|---|
| Level I—small scale | 5 acres, up to 40 acres | Up to 5,000 square feet |
| Level II—medium scale | >40 acres, up to 80 acres | > 5,000 square feet, up to 7,500 square feet |
| Level III—large scale | >80 acres | > 7,500 square feet, up to 10,500 square feet |

- (2) **Storage Areas.** The total area of all storage areas shall not exceed 25 percent of the total floor area of the structures used for the farm based tourism use.

(C) **Location on Site/Dimensional Standards.**

- (1) **Lot Lines.** Structures for farm based tourism uses shall be set back from lot lines as follows:

| Use | Size of Structures (Maximum) | Setback from Lot Lines |
|-----------------------|--|---------------------------|
| Level I—small scale | Up to 5,000 square feet | 100 ft. |
| Level II—medium scale | >5,000 square feet up to 7,500 square feet | 150 ft. |
| Level III—large scale | >7,500 square feet, up to 10,000 square feet | 200 ft. |

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Road/Access Standards.**

- (1) **General Access Standards.** Farm based tourism uses shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

- (F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-654(A) (Exterior Lighting Standards).

A-468

(G) **Parking.**

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

5-629

Sawmills. Sawmills shall comply with the following standards.

(A) **Intensity/Character Standards.**

- (1) **Site Size.** The minimum lot area for a sawmill shall be 12 acres.
- (2) **Customers/Parking Spaces.** The minimum lot area shall increase based on the number of customers attracted to the use, as follows.

| Use | Scope of Use/Event | Lot Area (Minimum) |
|-----------------------|---|-----------------------|
| Level I—small scale | No more than 25 customers on any one day; no more than 13 vehicles allowed on site at any one time. | 12 acres |
| Level II—medium scale | > 25 customers on any one day, no more than 100; no more than 50 vehicles allowed on site at any one time. | 20 acres |
| Level III—large scale | > 100 customers on any one day, no more than 150; no more than 75 vehicles allowed on site at any one time. | 25 acres |

- (3) **Hours of Operation.** Hours of operation for a sawmill shall be limited from 6:00 a.m. to 6:00 p.m.

(B) **Size of Use Standards.**

- (1) **Structure.** Excluding the actual timber cutting equipment, the size of all structures used at the sawmill shall not exceed the following gross floor areas (total all structures):

| Use | Lot Area (Minimum) | Size of Structures (Maximum) |
|-----------------------|-----------------------|---------------------------------|
| Level I—small scale | 12 acres | 3,500 square feet |
| Level II—medium scale | 20 acres | 5,500 square feet |
| Level III—large scale | 25 acres | 7,000 square feet |

- (2) **Storage Yards.** The size of storage yards used for a sawmill shall not exceed the following size in square feet:

| Use | Lot Area (Minimum) | Size of Storage Yard (Maximum) |
|-----------------------|-----------------------|-----------------------------------|
| Level I—small scale | 12 acres | 4,500 square feet |
| Level II—medium scale | 20 acres | 9,000 square feet |

A469

| Use | Lot Area (Minimum) | Size of Storage Yard (Maximum) |
|-----------------------|-----------------------|-----------------------------------|
| Level III—large scale | 25 acres | 15,000 square feet |

(C) **Location on Site/Dimensional Standards.**

- (1) **Lot Lines.** Structures and storage yards shall be set back from lot lines as follows:

| Use | Size of Structures (Maximum) | Setback from Lot Lines |
|-----------------------|---|---------------------------|
| Level I—small scale | Up to 3,500 square feet | 225 ft. |
| Level II—medium scale | >3,500 square feet, up to 5,500 square feet | 275 ft. |
| Level III—large scale | >5,500 square feet, up to 7,000 square feet | 325 ft. |

- (2) **Sawdust and or Wood Chip Pile.** Sawdust or wood chip piles at the sawmills shall not exceed 25 feet.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Roads/Access Standards.**

- (1) **General Access Standards.** A sawmill shall comply with the road access standards of Section 6-564.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652 (Exterior Lighting Standards).

(G) **Noise Standards.** The maximum allowable dB(A) level of impulsive sound emitted by the use, as measured at the property line, shall not exceed 55 dB(A).

(H) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.

- (2) **Surface.** All parking areas serving the sawmill shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

5-630

Agriculture Support Use (No Direct Association with Agriculture, Horticulture, Animal Husbandry).

(A) **Intensity/Character.**

- (1) **Site Size.** The minimum lot area for an agriculture support use (no direct association) shall be 5 acres, except the following uses shall have the following minimum lot area:

| Use | Lot Area (Minimum) |
|---|-----------------------|
| Agricultural Research Facility | 25 acres |
| Central Farm Distribution Hub for Agricultural Products | 25 acres |

- (2) **Visitors/Customers/Parking Spaces.** The minimum lot area shall increase based on the number of visitors/customers attracted to the use, as follows:

| Use | Scope of Use/Event | Lot Area Minimum |
|-------------------------|--|---------------------|
| Level I - small scale | No more than 200 visitors on any one day; no more than 100 vehicles allowed on site at any one time. | 5 to 25 acres |
| Level II - medium scale | More than 200 visitors on any one day and less than 400; no more than 200 vehicles allowed on site at any one time. | >25 acres, up to 50 |
| Level III - large scale | More than 400 visitors on any one day and less than 600; no more than 300 vehicles allowed on site at any one time, except that 5 additional visitors and 2 additional vehicles are allowed per acre in excess of 100 acres. | >50 to 100 acres |

- (3) **Hours of Operation.** Hours of operation for an agricultural support use (no direct association) shall be limited to the hours from 6:00 a.m. to 10:00 p.m.

(B) **Size of Use.**

- (1) **Structure Size.** The size of structures used on the agricultural support use (no direct association) shall not exceed the following floor area ratio or gross floor area, as applicable:

| Use | Lot Area (Minimum) | Size of Structures (Maximum) |
|--------------------------------|-----------------------|---------------------------------|
| Agricultural Research Facility | 25 acres | Maximum FAR: 0.02 |
| Central Farm | 25 acres | Maximum FAR: 0.02 |

A471

| Use | Lot Area (Minimum) | Size of Structures (Maximum) |
|---|---|---------------------------------|
| Distribution Hub for Agricultural Products | | |
| All Other Uses | | |
| Level I—small scale | 5 to 25 acres | 12,000 square feet |
| Level II—medium scale | >25 acres, up to 50 acres | 24,000 square feet |
| Level III—large scale | > 50 acres, up to 100 acres. Additional structure size allowed by right at rate of 2,400 square feet per 10 acres in excess of 100 acres, up to 48,000 square feet in total structure size for agriculture support (direct association uses) | 36,000 square feet |

(2) **Storage Areas.** The total area of storage areas shall not exceed 10 percent of the total area of the principal structure.

(C) **Location on Site/Dimensional Standards.** An agricultural support use (no direct association) shall be set back from lot lines as follows:

| Use | Lot Area (Min) | Size of Structures (Max.) | Setback from Lot Lines |
|--|------------------------------|---------------------------------------|---------------------------|
| Agricultural Research Facility | 25 acres | Maximum FAR (all structures): 0.02 | 150 ft. |
| Central Farm Distribution Hub for Agricultural Products | 25 acres | Maximum FAR (all structures): 0.02 | 150 ft. |
| All Other Uses | | | |
| Level I—small scale | 5 to 25 acres | 12,000 square feet | 80 ft. |
| Level II—medium scale | >25 acres, up to 50 acres | 24,000 square feet | 150 ft. |
| Level III—large scale | > 50, up to 100 acres | 36,000 square feet | 200 ft. |

(D) **Landscaping/Buffering/Screening.**

(1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).

(2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(3) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Roads/Access.**

A472

- (1) **General Access Standards.** An agricultural support use (no direct association) shall comply with the road access standards in Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (3) **Vehicles/Equipment.** Any use that involves the use of or services heavy equipment shall have direct access to a paved public road.
- (4) **Number of Access Points.** There shall be no more than two points of access from the use to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (G) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).
- (H) **Parking.**
 - (1) **General.** Parking shall be provided as required by Section 5-1102.
 - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

5-631

Animal Hospital. Animal hospitals in the AR and JLMA districts shall comply with the following standards.

- (A) **Intensity/Character.**
 - (1) **Site Size.** The minimum lot area for any animal hospital shall be 5 acres.
- (B) **Size of Use.**
 - (1) **Floor Area Ratio.** The maximum floor area ratio shall not exceed 0.04.
 - (2) **Storage Yards.** The total area of storage yards shall not exceed 10 percent of the total area of the principal structure.
 - (3) **Location on Site/Dimensional Standards.** An animal hospital shall have the following minimum required yards:
 - (a) Structures of less than 5,000 square feet of gross floor area: 100 feet minimum from all lot lines.

A473

- (b) Structures greater than 5,000 square feet and less than 15,000 square feet of gross floor area: 150 feet minimum from all lot lines.
- (c) Structures greater than 15,000 square feet of gross floor area: 200 feet minimum from all lot lines.

(C) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(D) **Roads/Access.**

- (1) **General Access Standards.** An animal hospital shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (3) **Number of Access Points.** There shall be no more than two points of access from an animal hospital to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

(E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(F) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

(G) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

5-632

Seasonal Labor Dormitory. Seasonal labor dormitory uses in the AR and JLMA-20 districts shall comply with the following standards.

(A) **Intensity/Character.**

- (1) **Location of Use.** The use shall be located on the site of active agriculture, horticulture or animal husbandry operations.

A474

- (2) **Dwelling Unit Size.** The minimum size of a dormitory shall be based on a rate of 100 square feet per seasonal laborer housed, up to a maximum of 2,500 square feet.
- (3) **Residents.** Residents shall be employed on site at an on-going agriculture, horticulture or animal husbandry operation during their occupancy of the unit.
- (B) **Location on Site.**
 - (1) **Located on Internal Site Roads.** Dormitories shall be accessed by internal site roads and shall not have direct access to public roads.
 - (2) **Setback from Single-Family Dwellings.** Dormitories shall be set back 300 feet from off-site single family detached units.
- (C) **Landscaping/Buffering/Screening.** Yards, berms, vegetative screening, fences or walls shall be provided to buffer adjacent properties and public streets from dormitory structures.
- (D) **Sanitary and Bathing Facilities.** All dwellings shall have indoor sanitary and bathing facilities consistent with the requirements of the Loudoun County Health Department.
- (E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (F) **Parking.**
 - (1) **General.** Parking shall be provided as required by Section 5-1102.
 - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
 - (3) **Landscaping/Buffering.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

5-633

Airport/Landing Strip. The following standards shall apply to airport/landing strips in the AR, JLMA-20 and TR-10 districts.

- (A) **Intensity/Character.**
 - (1) **Scope of Aviation Operations.**
 - (a) The airport/landing strip shall be for private aviation aircraft only, limited exclusively to the use of the landowner and guests; commercial operations, including flight training, ground school, and sales, are prohibited.

A475

- (b) Instrument-guided flight to access the airport/landing strip is prohibited.
- (c) Jet-propelled aircraft shall not use the airport/landing strip.
- (d) Takeoffs or landings are prohibited between the hours of 6:00 p.m. and 6:00 a.m.

(2) **Accessory Aircraft Repairs and Servicing.**

- (a) Typical accessory support services for the airport landing strip are allowed, including but not limited to fueling stations, fuel tanks, and storage.
- (b) Routine minor repairs and necessary maintenance of aircraft are permitted accessory uses, provided all routine repairs and maintenance occur within an enclosed structure, such as a hangar.

(B) **Site Size.** The minimum lot area for an airport/landing strip shall be 25 acres, except that a use consisting only of a landing strip with no accessory structures or facilities other than a fueling station shall be a minimum of 15 acres in size.

(C) **Structure Size.**

- (1) **Structure Size.** The size of structures necessary to service the use, such as aircraft service buildings, shall not exceed the following gross floor area (total all structures): 15,000 square feet.
- (2) **Storage Yards.** The maximum total area of storage yards for all lots smaller than 25 acres shall be 5,000 square feet. For lots greater than 25 acres, an additional 1,000 square feet shall be allowed for each additional 10 acres, not to exceed a maximum of 20,000 square feet.

(D) **Location on Site/Dimensional Standards.**

- (1) **Aviation Structures, Storage Yards and Runway or Landing Strip.** All aviation structures, storage yards, and the runway or landing strip, shall be set back from lot lines as follows:
 - (a) Structures less than 2,500 square feet of gross floor area: 125 feet minimum from all lot lines.
 - (b) Structures greater than 2,500 and up to 15,000 square feet of gross floor area: 200 feet minimum from all lot lines.
 - (c) Structures over 15,000 square feet of gross floor area: 250 feet minimum from all lot lines.

A476

- (d) **Runway or landing strip:** 650 feet minimum from all lot lines.

(E) **Landscaping/Buffering/Screening.**

- (1) **Runway Buffer Area.** A buffer area shall be provided extending from the end of all runways or landing strips. The size of the buffer shall encompass a minimum land area equal to a one-quarter mile radius measured from the edge of the end of every runway. No uses shall be allowed within this runway buffer area.
- (2) **Parking.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Outdoor Services/Activities.** All tanks, storage yards, and vehicles and equipment stored outdoors shall be screened and landscaped consistent with the standards of Section 5-653(C).

- (F) **Road/Access.** Any airport/landing strip use shall comply with the road access standards of Section 5-654.

- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(H) **Parking.**

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

5-634

Agricultural Cultural Center. An agricultural cultural center in the AR districts shall comply with the following standards.

- (A) **Intensity/Character of Use.** The minimum lot area for an agricultural cultural center shall be 10 acres.

(B) **Size of Use.**

- (1) **Floor Area Ratio.** The maximum floor area ratio shall be 0.042.
- (2) **Storage Yards.** The total area of all storage yards shall be limited to 10 percent of the total gross floor area of the principal structure on the site. Outdoor exhibit space open to members of the public shall not be counted as part of the area of storage yards.

(C) **Location on Site.**

- (1) **Lot Lines.** An agricultural cultural center shall be set back from lot lines as follows:

A477

- (a) Structures of less than 9,000 square feet of gross floor area: 125 feet minimum from all lot lines.
- (b) Structures greater than 9,000 square feet, and up to 18,000 square feet of gross floor area: 175 feet minimum from all lot lines.
- (c) Structures over 18,000 square feet of gross floor area: 225 feet minimum from all lot lines.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Roads/Access.**

- (1) **General Access Standards.** An agricultural cultural center shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(G) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving an agricultural cultural center of up to 5,000 square feet gross area shall use a dust-free surfacing material as provided in the Facilities Standards Manual. Parking areas in excess of 5,000 square feet of gross floor area shall provide paved parking for visitors and users.

5-635

Fairground. The following standards shall apply to fairgrounds in the AR and JLMA-20 districts.

- (A) **Intensity/Character of Use.** The minimum lot area for the use shall be 25 acres.

A478

(B) **Size of Use.**

- (1) **Floor Area Ratio.** The maximum floor area ratio shall be 0.04.
- (2) **Storage Areas.** The total area of storage areas shall not exceed 10 percent of the total area of the principal structures.
- (3) **Building Height.** Building height shall not exceed 35 feet.
- (4) **Location on Site.** The use shall be set back from lot lines as follows:
 - (a) Structures of less than 20,000 square feet of gross floor area: 150 feet minimum from all lot lines.
 - (b) Structures greater than 20,000 square feet, up to 40,000 square feet of gross floor area: 200 feet minimum from all lot lines.
 - (c) Structures greater than 40,000 square feet of gross floor area: 225 feet minimum from all lot lines.

(C) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).

(D) **Roads/Access.**

- (1) **General Access Standards.** Fairgrounds shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than two points of access to a fairground. This requirement shall not preclude an additional access for emergency vehicles only.
- (3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A)(1)-(3).

(F) **Noise.**

- (1) **Location in Relation to Residential Use.** No loading/unloading activities, or other noise-producing activities shall be allowed

A479

within 250 feet of an existing adjacent single family detached use during the hours of 11:00 p.m. and 6:00 a.m.

- (2) **Maximum dB(A).** The maximum allowable dB(A) level of impulsive sound emitted from the use, as measured at the ~~property line~~ adjacent residential structures, shall not exceed 55 dB(A). In addition, outdoor music shall not be allowed after 11:00 PM.

(G) **Parking.**

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving a fairground shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

5-636 Arboretum, Botanical Garden, Nature Study Area. The following standards shall apply to the development of arboretums, botanical gardens, and nature study areas in the AR, JLMA-20 and PD-CV districts.

(A) **Intensity/Character of Use.**

- (1) **Site Size.** The minimum lot area for any arboretum, botanical garden or nature study area shall be 5 acres.
- (2) **Hours of Operation.** The hours of operation shall be limited to 6:00 a.m. to 9:00 p.m., except that permitted temporary special events at an arboretum, botanical garden, or nature study area may operate beyond the 9:00 p.m. time according to the terms of the temporary special events permit.
- (3) **Accessory Uses.** Accessory uses shall only be permitted on lots 20 acres in size or larger. Accessory uses to an arboretum, botanical garden, or nature study area may include retail sales (e.g., gift shops), small restaurants or cafes, or visitor centers subject to the following standards:
 - (a) Retail sales shall be limited to the sale of items directly related to the nature and character of the principal permitted use.
 - (b) Accessory uses other than a visitors center shall contain no more than 1,000 square feet of gross floor area. A visitors center shall contain no more than 2,500 square feet of gross floor area.

(B) **Size of Use.**

- (1) **Floor Area Ratio.** The maximum floor area ratio shall be 0.02.

A480

- (2) **Storage Areas.** The total area of storage areas shall not exceed 10 percent of the total area of the principal structure.
- (C) **Roads/Access.** Uses shall comply with the road access standards of Section 5-654.
- (D) **Parking.**
 - (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
 - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
- (E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

5-637 Cemetery, Mausoleum, Crematorium. The following standards shall apply to the development of cemeteries, mausoleums, and crematoriums.

- (A) **Intensity/Character of Use.**
 - (1) **Site Size.** The minimum lot area for any cemetery, mausoleum, or crematorium shall be 10 acres.
 - (2) **Hours of Operation.** The hours of operation shall be limited to 6:00 a.m. to 9:00 p.m. or dusk, whichever occurs first.
- (B) **Size of Use.**
 - (1) **Maximum Floor Area Ratio.** The maximum floor area ratio shall be 0.042.
 - (2) **Storage Areas.** The total area of storage areas shall not exceed 10 percent of the total area of the principal structure.
- (C) **Location on Site/Dimensional Standards.**
 - (1) **General.** Cemetery, mausoleum, or crematorium uses shall be set back 150 feet from lot lines.
 - (2) **Setback from Residences without Property Owner Consent.** Cemetery, mausoleum and crematorium uses shall be set back a minimum of 250 yards from a residence if property owner consent is not received to be located closer to the residence. Cemetery, mausoleum or crematorium uses shall be set back a minimum of 300 yards from a city, town or water company well (Section 57-26 Code of Virginia).
- (D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
 - (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
 - (3) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).
- (E) **Roads/Access.**
- (1) **General Access Standards.** Uses shall comply with the road access standards of Section 5-654.
 - (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (F) **Parking.**
- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
 - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

5-638

Public Safety Uses (Fire/Rescue Stations, Police Station/Substation). The following standards shall apply to the development of fire/rescue stations and police stations/substations in the AR, TR and JLMA districts.

(A) **Size of Use.**

- (1) **Site Size.** The minimum lot area for any public safety use shall be 3 two (2) acres.
- (2) **Floor Area Ratio.** The maximum floor area ratio shall be 0.3.
- (3) **Storage Yards.** The total area of storage yards shall not exceed 20 percent of the total area of the principal structure.
- (4) **Setback from Lot Lines.** Public safety uses shall be set back from lot lines as follows:
 - (a) Structures of less than 4,000 square feet of gross floor area: 60 feet minimum from all lot lines.
 - (b) Structures greater than 4,000 square feet, and up to 8,000 square feet of gross floor area: 100 feet minimum from all lot lines.

A482

- (c) Structures greater than 10,000 square feet of gross floor area: 120 feet minimum from all lot lines.

(B) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(C) **Roads/Access.**

- (1) **General Access Standards.** Uses shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than two points of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

- (D) **Parking.** Parking and loading shall be provided as required by Section 5-1102(B)(4). These spaces shall be in addition to vehicle storage spaces for vehicles not in use.

- (E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A)(1) and (2) (Exterior Lighting Standards).

5-639 Religious Assembly Uses (Church, Synagogue, Temple, Mosque). The following standards shall apply to the development of religious assembly uses in the AR, JLMA and TR-10 districts

(A) **Size of Use.**

- (1) **Site Size.** The minimum lot area for a religious assembly use shall be:
 - (a) Religious assembly uses with seating capacity of 300 seats or less: 10 acres.
 - (b) Religious assembly uses with seating capacity of 300 seats or more seats, or religious assembly uses that include accessory uses (schools, day care centers, recreation facilities): 20 acres.
- (2) **Maximum Floor Area Ratio.** The maximum floor area ratio, as measured utilizing all structures and the total gross acreage of the site shall be ~~0.02~~ 0.20.

A483

- (3) **Storage Yards.** The total area of storage yards shall not exceed 10 percent of the total area of the principal structure.
- (B) **Location on Site.**
- (1) **Setbacks from Lot Lines.** A religious assembly use (including all accessory uses and structures) shall be set back from lot lines a minimum of 75 feet for buildings and other structures and a minimum of 50 feet for parking, as follows:
- (a) ~~Structures of less than 9,000 square feet of gross floor area:~~
125 feet minimum from all lot lines.
- (b) ~~Structures greater than 9,000 square feet, and up to 18,000 square feet of gross floor area:~~ 175 feet minimum from all lot lines.
- (c) ~~Structures over 18,000 square feet of gross floor area:~~ 225 feet minimum from all lot lines.
- (C) **Child Care Facilities.** Religious assembly uses with child care facilities shall comply with the requirements of Section 5-609.
- (D) **Landscaping/Buffering/Screening.**
- (1) **Buffer.** The use shall comply with landscaping and screening standards of Section 5-653(A).
- (2) **Parking Area.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).
- (E) **Roads/Access.**
- (1) **General Access Standards.** Religious assembly uses shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than two points of access to a public road from a religious assembly use. This requirement shall not preclude an additional access for emergency vehicles only.
- (F) **Parking.**
- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

A484

- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (H) **Modification of Performance Standards.** The Zoning Administrator shall have the authority to grant modifications to any of the standards listed in this Section 5-639 in order to eliminate a substantial burden on religious exercise as guaranteed by the federal *Religious Land Use and Institutionalized Persons Act of 2000* (42 U.S.C. Sec. 2000cc), as amended. In granting such a modification, the Zoning Administrator may require conditions consistent with the federal Act that will secure substantially the objectives of the modified standard and that will substantially mitigate any potential adverse impact on the environment or on adjacent properties.

5-640

Conference and Training Centers. Conference and training centers in the AR, JLMA-20 and TR-10 districts shall comply with the following standards.

- (A) **Intensity/Character.** The minimum lot area shall be as follows.

| Use | Lot Area (Minimum) | Average Daily Users |
|--|--|--------------------------|
| Level I-small scale | 50 acres | Up to 50 users |
| Level II-medium scale | 100 acres | >50 and up to 100 users |
| Level III-large scale | 150 acres | >100 and up to 150 users |
| Level IV | Requires special exception approval pursuant to Section 5-1300 | >150 users |
| Average daily users include the employees, trainees and conferees the conference and training center is designed to accommodate. Service trips, which are trips made to the facility for the purpose of delivering food, supplies, and related materials are in addition to the average daily users. | | |

- (B) **Size of Use.**

- (1) **Floor Area Ratio.** The maximum floor area ratio shall be 0.043.
- (2) **Accessory Uses.** Dining and banquet facilities may be provided for employees, trainees and conferees. The banquet and dining facilities shall not exceed 20 percent of the total area of the principle permitted structure. The lodging facilities shall not constitute over 40 percent of the total area of the principal permitted structure.
- (3) **Special Events Only by Section 5-500 or Special Exception.** Special events shall receive approval pursuant to Section 5-500, or be specifically provided for in the approval of a special exception (Section 6-1300), as applicable.
- (4) **No Products Sold On-Site.** No products shall be sold on-site, except those that are clearly incidental and integral to the training programs and seminars. Shirts, glasses, golf equipment, pens and pencils, mugs and similar items with the logo of the company or

A485

firm conducting or sponsoring the conference or seminars are considered incidental and integral to the training program.

- (5) **Storage Yards.** The total area of storage yards shall not exceed 10 percent of the total area of the principle structures.
- (6) **On-Site Recreation Facilities.** On-site recreation facilities may be used solely by employees, trainees or conferees.
- (7) **Open Space.** A minimum of 75 percent of the site shall remain as open space.
- (8) **Location on Site/Dimensional Standards.** Conference and training centers shall be set back from lot lines as follows:

| Use | Lot Area (Min) | Setback from Lot Lines |
|-----------------------|----------------|------------------------|
| Level I—small scale | 50 acres | 150 ft. |
| Level II—medium scale | 100 acres | 200 ft. |
| Level III—large scale | 150 acres | 250 ft. |

(C) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(D) **Roads/Access.**

- (1) **General.** The conference and training center use shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(E) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

A486

- (F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (G) **Noise Standards.** The maximum allowable dB(A) level of impulsive sound from the site, as measured at adjacent residential structures~~the property line~~, shall not exceed 55 dB(A). In addition, outdoor music shall not be allowed after 11:00 PM.

5-641

Teahouse; Coffeehouse. Teahouse or coffeehouse uses in the AR districts shall comply with the following standards.

- (A) **Intensity/Character Standards.** Hours of operation shall be limited to 6:00 a.m. to 9:00 p.m.
- (B) **Size of Use.**
 - (1) **Site Size.** The minimum lot area shall be 5 acres.
 - (2) **Structure.** The size of structures used shall not exceed 2,500 square feet in gross floor area (total all structures).
- (C) **Location on Site/Dimensional Standards.** The teahouse or coffeehouse use shall be setback 50 feet from lot lines.
- (D) **Landscaping/Buffering/Screening.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (E) **Parking.** Parking and loading shall be provided as required by Section 5-1102.
- (F) **Roads Access Standards.**
 - (1) **General Access Standards.** The use shall comply with the road access standards in Section 5-654.
 - (2) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A)(1), (2) and (4).

5-642

Banquet Facility or Event Facility. Any banquet facility or event facility use in the AR districts shall comply with the following standards:

- (A) **Intensity/Character Standards.** Hours of operation shall be limited to 9:00 a.m. to 12:00~~2:00~~ a.m.
- (B) **Activities included in Use.** Special events (e.g. weddings, receptions, and parties) or similar activities conducted for compensation shall be permitted as follows:

A487

| <u>Table 5-642(B)</u> | | |
|-----------------------|-------------------------------|---|
| <u>Use</u> | <u>Lot Area (Minimum)</u> | <u>Permitted attendance</u> |
| <u>Level I</u> | <u>25 to 50 acres</u> | <u>150</u> |
| <u>Level II</u> | <u>Over 50 acres</u> | <u>350</u> |
| <u>Level III</u> | | <u>More than 350 requires a major special exception</u> |

(C) **Size of Use.** The minimum lot area for a banquet facility shall be 25 acres.

(D) **Additional Use.** Subject to all other applicable provisions of this Ordinance and the Loudoun County Code, including, but not limited to standards governing health, sanitation, and noise control, a banquet/event facility may be an additional use for the following uses as long as all performance standards contained in this Ordinance are also met: Bed and Breakfast Inn, Country Inn, Rural Retreat, Rural Resort, Rural Corporate Retreat, Country Club, Virginia Farm Wineries, and Training and Conference Centers

~~(C)~~(E) **Location on Site/Dimensional Standards.** The banquet facility use shall be set back 200 feet from lot lines.

~~(D)~~(F) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

~~(E)~~(G) **Roads/Access Standards.**

- (1) **General Access Standards.** A banquet facility is permitted vehicular access equal to the average number of vehicle trips per day (VTD) that would be generated if the property were developed to its maximum residential density. During permitted events the Resort or Retreat is permitted vehicle access equal to the number of trips generated by the allowed number of visitors. (see section 5-601(C)(5)(a)).~~shall comply with the road access standards of Section 5-654.~~
- (2) **Number of Access Points.** There shall be no more than two points of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

A488

~~(F)~~(H) **Parking.** Parking and loading shall be provided as required by Section 5-1102.

~~(G)~~(I) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A)(1)-(3).

~~(H)~~(J) **Noise.** A banquet facility shall comply with the noise standards of Section 5-652(B) (Noise Standards).

5-643 Restaurant. Any restaurant use in the AR districts shall comply with the following standards.

(A) **Intensity/Character Standards.** Hours of operation shall be limited from 6:00 a.m. to 12:00 midnight.

(B) **Size of Use.**

(1) **Site Size.** The minimum lot area shall be 20 acres except that there shall be no minimum lot size for adaptive reuse of farm structures existing as of January 7, 2003.

(2) **Floor Area Ratio.** The floor area ratio shall not exceed 0.01 except that there shall be no maximum floor area ratio for adaptive reuse of farm structures existing as of January 7, 2003.

(3) **Location on Site/Dimensional Standards.** The use shall be set back from lot lines as follows:

(a) Structures of up to 1,500 square feet of gross floor area: 100 feet minimum from all lot lines.

(b) Structures greater than 1,500 and up to 4,000 square feet of gross floor area: 150 feet minimum from all lot lines.

(c) Structures over 4,000 square feet of gross floor area: 175 feet minimum from all lot lines.

(C) **Parking.** Parking and loading shall be provided as required by Section 5-1102.

(D) **Landscaping/Buffering/Screening.**

(1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).

(2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Roads/Access Standards.**

A489

- (1) **General.** A restaurant shall comply with the road access standards of Section 5-654.
 - (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
 - (3) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

5-644

Educational or Research Facilities Use Related to the Agriculture, Horticulture and Animal Husbandry Uses in the District. Any educational or research facilities use related to the agriculture, horticulture and animal husbandry uses in the AR and TR districts shall comply with the following standards.

(A) **Size of Use Standards.**

- (1) **Site Size.** The minimum lot area shall be 25 acres.
- (2) **Visitors/Customers/Parking Spaces.** The minimum lot area shall increase based on the number of visitors/customers attracted, as follows.

| Scope of Use/Event | Lot Area (Minimum) |
|---|-----------------------|
| No more than 200 visitors on any one day; no more than 100 vehicles allowed on site at any one time. Additional visitors allowed by right at rate of 5 per acre in excess of 25 acres. | 25 acres |

- (3) **Structure.** The floor area ratio shall not exceed 0.041.
 - (4) **Storage Yards.** The maximum total area of storage yards shall not exceed 10 percent of the total area of the principal structure.
- (B) **Location on Site/Dimensional Standards.** The use shall be set back from lot lines as follows:
- (1) Structures up to 7,000 square feet of gross floor area: 100 feet minimum from all lot lines.
 - (2) Structures greater than 7,000 square feet of gross floor area and up to 12,000: 150 feet minimum from all lot lines.
 - (3) Structures greater than 12,000 square feet of gross floor area: 200 feet minimum from all lot lines.

A490

(C) **Parking.** Parking and loading shall be provided as required by Section 5-1102.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** Storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Roads/Access.**

- (1) **General.** The use shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than two points of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(G) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

5-645 Camp, Day and Boarding. Day and boarding camps in the AR, TR, JLMA and PD-CV districts shall comply with the following standards.

(A) **Intensity/Character.**

(1) **Site Size.**

- (a) The minimum lot area for a day and boarding camp for less than 15 campers shall be 20 acres.
- (b) The minimum lot area for a day and boarding camp for more than 15 campers shall comply with the following standards.

| Use | Scope of Use/Campers | Lot Area (Minimum) |
|---------------------------|--|-----------------------|
| Level I— small scale | Up to 30 campers daily | 4015 acres |
| Level II— medium scale | >30 and Up to 10060 campers or boarders daily | 8040 acres |
| Level III— | >60 and up to 250100 | 100160 acres |

A491

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(D) **Roads/Access.**

- (1) **General Access Standards.** The use shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (3) **Number of Access Points.**
 - (a) **Camp with Less Than 15 Campers/Level I Camp.** There shall be no more than one point of access to a public road from a camp with less than 15 campers or a Level I day and boarding camp. This requirement shall not preclude an additional access for emergency vehicles only.
 - (b) **Level II or III Day and Boarding Camp.** There shall be no more than two points of access to a road from a Level II or III day and boarding camp. This requirement shall not preclude an additional access for emergency vehicles only.

(E) **Parking.**

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking and loading areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(G) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

5-646 Campgrounds. Campgrounds in the AR, TR, and JLMA districts shall comply with the following standards.

(A) **Intensity/Character.**

- (1) **Site Size.**

A493

| Use | Scope of Use/Campers | Lot Area (Minimum) |
|-------------|-------------------------------------|--|
| large scale | campers or boarders daily | |
| Level IV | > 250 campers or boarders daily. | Over 160 acres. Special exception pursuant to Section 6-1300 |

- (2) **Not Permanent Residence.** Day and boarding camps shall not be used as permanent residences, except for the owner or manager and permanent maintenance personnel.
- (3) **Service Buildings.** Service buildings with restroom and other facilities shall be provided in accordance with the Loudoun County Health Department requirements.

(B) **Size of Use.**

(1) **Structure Size[DELETED].**

- (a) ~~The size of structures (excluding tent platforms) used at a day and boarding camp for less than 15 campers shall not exceed 6,000 square feet in gross floor area.~~
- (b) ~~The minimum size of structures (excluding tent platforms) at day and boarding camp for more than 15 boarders shall comply with the following standards.~~

| Use | Scope of Use/Campers | Total Size of Structures (Maximum) |
|---------------------------|----------------------------------|--|
| Level I— small scale | Up to 30 campers daily | 8,000 square feet |
| Level II— medium scale | > 30 and up to 60 campers daily | 16,000 square feet |
| Level III— large scale | > 60 and up to 100 campers daily | 32,000 square feet |
| Level IV | > 100 campers daily | Special exception pursuant to Section 6-1300 |

- (2) **Location on Site/Dimensional Standards.** Structures shall be set back from lot lines as follows:

| Use | Lot Area (Min) | Size of Structures (Max) | Setback from Lot Lines |
|-----------------------------------|-------------------|-----------------------------|---------------------------|
| Camp with less than 15 campers | 20 acres | 6,000 square feet | 100 ft. |
| Level I—small scale | 40 acres | 8,000 square feet | 150 ft. |
| Level II—medium scale | 80 acres | 16,000 square feet | 200 ft. |
| Level III—large scale | 160 acres | 32,000 square feet | 250 ft. |

(C) **Landscaping/Buffering/Screening.**

A492

- (a) The minimum lot area for a campground shall be 40 acres.
- (b) The minimum lot area for a campground shall increase based on the following standards.

| Use | Scope of Use/Campsites | Lot Area (Minimum) |
|-----------------------|--------------------------|--|
| Level I—small scale | Up to 50 campsites | 40 acres |
| Level II—medium scale | >50 up to 100 campsites | 80 acres |
| Level III—large scale | >100 up to 150 campsites | 160 acres |
| Level IV | > 150 campsites | Special exception pursuant to Section 6-1300 |

- (2) **Not Permanent Residence.** Campgrounds shall not be used as permanent residences, except for the owner or manager and permanent maintenance personnel.
- (3) **Camping Sites.** Camping sites shall be a minimum of 1,250 square feet and at least 25 feet in width.
- (4) **Recreational Area.** Each campground shall provide a recreational area consisting of 100 square feet per campsite.
- (5) **Public Telephone.** At least one (1) public telephone shall be provided for each 50 campsites.
- (6) **Streets and Walks Lighted.** Streets and walks shall be lighted every 400 feet.
- (7) **Service Buildings.** Service buildings with restroom and other facilities shall be provided in accordance with the Loudoun County Health Department requirements.
- (8) **Groundcover.** All areas within a campground shall have sufficient groundcover to prevent erosion and blowing dust.

(B) **Size of Use.**

- (1) **Structure Size.** The size of structures (excluding tent platforms) used at a campground shall not exceed the following standards:

| Use | Scope of Use/Campers | Total Size of Structures (Maximum) |
|-----------------------|--------------------------|--|
| Level I—small scale | Up to 50 campsites | 8,000 square feet |
| Level II—medium scale | >50 up to 100 campsites | 16,000 square feet |
| Level III—large scale | >100 up to 150 campsites | 32,000 square feet |
| Level IV | >150 campsites | Special exception pursuant to Section 6-1300 |

A494

- (C) **Location on Site/Dimensional Standards.** A campground shall be set back from lot lines as follows:

| Use | Lot Area (Min) | Size of Structures (Max) | Setback from Lot Lines |
|-----------------------|-------------------|-----------------------------|---------------------------|
| Level I—small scale | 40 acres | 8,000 square feet | 150 ft. |
| Level II—medium scale | 80 acres | 16,000 square feet | 200 ft. |
| Level III—large scale | 160 acres | 32,000 square feet | 250 ft. |

- (D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

- (E) **Roads/Access.**

- (1) **General Access Standards.** The use shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (3) **Number of Access Points.**
 - (a) There shall be no more than one point of access to a public road from a Level I campground. This requirement shall not preclude an additional access for emergency vehicles only.
 - (b) There shall be no more than two points of access to a public road from a Level II, III or IV campground. This requirement shall not preclude an additional access for emergency vehicles only.

- (F) **Parking.**

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

- (H) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

5-647

Cross-Country Ski Business and Eco-Tourism. Any cross-country ski business and eco-tourism use in the AR, JLMA-20 and TR-10 districts shall comply with the following standards:

- (A) **Intensity/Character of Use.** The hours of operation shall be limited to 6:00 a.m. to 9:00 p.m.
- (B) **Size of Use.**
 - (1) **Size of Use.** The minimum lot area of an eco-tourism use shall be 5 acres.
 - (2) **Structure Size.** The size of structures used shall not exceed 5,000 square feet in gross floor area.
 - (3) **Storage Areas.** The total area of storage areas shall not exceed 1000 square feet.
- (C) **Roads/Access.**
 - (1) **General Access Standards.** The eco-tourism use shall comply with the road access standards in Section 5-654.
 - (2) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (D) **Exterior Lighting.** The only exterior lighting allowed for an eco-tourism use shall be for security purposes only.
- (E) **Parking.**
 - (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
 - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

5-648

Golf Course. Any golf course in the AR, TR, JLMA and PD-CV districts shall comply with the following standards.

- (A) **Intensity/Character.**
 - (1) **Site Size.** The minimum lot area for a golf course shall be:
 - (a) 75 acres for 9 holes.
 - (b) 150 acres for 18 holes.
 - (2) **Hours of Operation.** The hours of operation for a golf course shall be limited to 6:00 a.m. to 9:00 p.m.

A496

- (3) **Accessory Uses.** Accessory uses to a golf course may include a club house which includes a pro shop and small restaurant or café, subject to the following standards:
 - (a) The golf pro shop shall be limited to sales of golf-related items.
 - (b) Accessory uses shall constitute no more than 25 percent of the total size of the golf clubhouse.
- (B) **Size of Use.**
 - (1) **Structure Size.** The size of structures used at a golf course shall not exceed 25,000 square feet in gross floor area (total all structures).
 - (2) **Storage Yards.** The total area of storage yards shall not exceed 5,000 square feet.
- (C) **Location on Site/Dimensional Standards.** A golf course shall be set back 200 feet from lot lines.
- (D) **Parking.**
 - (1) **General.** Parking shall be provided as required by Section 5-1102.
 - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
- (E) **Landscaping/Screening.**
 - (1) **Buffer.** A minimum of the first 50 feet of setback area shall be buffered, screened and landscaped consistent with the standards of Section 5-653(A).
 - (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (F) **Roads/Access.**
 - (1) **General Access Standards.** A golf course shall comply with the road access standards in Section 5-654.
 - (2) **Number of Access Points.** There shall be no more than two points of access to a public road from a golf course. This requirement shall not preclude an additional access for emergency vehicles only.
- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

A497

Outdoor Amphitheater. Any outdoor amphitheater in the AR districts shall comply with the following standards.

(A) **Intensity/Character.**

- (1) **Site Size.** The minimum lot area for an outdoor amphitheater shall be 50 acres.
- (2) **Accessory Uses.** Accessory uses to an outdoor amphitheater may include concession facilities for the sales of drinks and food during events, and offices used solely for the purpose of operating and managing the outdoor amphitheater. The concession facilities shall constitute no more than 5,000 square feet, and be integrated into the general structure and design of the outdoor amphitheater.

(B) **Size of Use.** The seating capacity of the outdoor amphitheater shall not exceed 2,000 persons.

(C) **Location on Site/Dimensional Standards.** An outdoor amphitheater shall be set back from lot lines a minimum of 1000 feet.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(E) **Roads/Access.**

- (1) **General.** The use shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than two points of access to an outdoor amphitheater. This requirement shall not preclude an additional access for emergency vehicles only.
- (3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(F) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards), except that fully shielded lighting fixtures are not required around the outdoor amphitheater itself.
- (H) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

5-650

Antique Shop; Art Gallery or Studio; Craft Shop. Any antique shop, art gallery or studio, or craft shop in the AR, TR-10 and PD-CV districts shall comply with the following standards.

- (A) **Intensity/Character Standards.** Hours of operation shall be limited to 8:00 a.m. to 9:00 p.m.
- (B) **Size of Use.**
 - (1) **Site Size.** The minimum lot area shall be 1 acre.
 - (2) **Structures.**
 - (a) The total size of all structures used for art galleries or studios and craft shops shall not exceed 3,000 square feet in gross floor area.
 - (b) The total size of all structures used for antique shops shall not exceed 10,000 square feet in gross floor area.
 - (3) A structure existing prior to January 7, 2003, located within an Historic Site District or Historic and Cultural Conservation District may be used as for an Antique Shop; Art Gallery or Studio; or Craft shop and shall be exempt from the minimum lot area, yard and floor area ratio requirements specified above, provided that any expansion or enlargement of such structure shall not exceed 15% of the total floor area existing prior to January 7, 2003 unless a greater expansion is approved by minor special exception pursuant to section 6-1300.
- (C) **Location on Site/Dimensional Standards.** The antique shop, art gallery or studio, or craft shop shall be set back a minimum of 100 feet from all lot lines.
- (D) **Landscaping/Buffering/Screening.**
 - (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
 - (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (E) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
- (F) **Roads/Access Standards.**
 - (1) **General Access Standards.** The use shall comply with the road access standards in Section 5-654.
 - (2) **Number of Access Points.** The use shall have no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (H) **Noise.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

5-651

Auction House. Any auction house in the AR districts shall comply with the following standards.

- (A) **Intensity/Character Standards.**
 - (1) **Hours of Operation.** Hours of operation shall be limited to 8:00 a.m. to 9:00 p.m.
 - (2) **Sanitary Facilities.** Bathroom facilities shall be provided on site, consistent with the requirements of the Uniform Statewide Building Code.
- (B) **Size of Use.**
 - (1) **Site Size.** The minimum lot area shall be 10 acres.
 - (2) **Structure.** There shall be only one structure allowed on the lot which shall not exceed 10,000 square feet in size.
 - (3) **Outdoor Storage.** The maximum area of outdoor storage shall not exceed 2,000 square feet.
 - (4) A structure existing prior to January 7, 2003, located within an Historic Site District or Historic and Cultural Conservation District may be used as for an Auction House and shall be exempt from the minimum lot area, yard and floor area ratio requirements specified above, provided that any expansion or enlargement of such structure shall not exceed 15% of the total floor area existing prior to January 7, 2003 unless a greater expansion is approved by minor special exception pursuant to section 6-1300.

- (C) **Location on Site/Dimensional Standards.** The auction house shall be set back a minimum of 100 feet from all lot lines.
- (D) **Landscaping/Buffering/Screening.**
 - (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
 - (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
 - (3) **Outdoor Storage.** All outdoor storage shall be screened and landscaped consistent with the standards of Section 5-653(C).
- (E) **Roads/Access Standards.**
 - (1) **General Access Standards.** An auction house shall comply with the road access standards in Section 5-654.
 - (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
 - (3) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (F) **Parking.**
 - (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
 - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (H) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

5-652 Exterior Lighting and Noise Standards for Specific Uses. The following exterior lighting and noise standards shall apply to specific uses in this section when they are expressly referenced in the standards for the specific use.

- (A) **Exterior Lighting Standards.**
 - (1) **Pole-Mounted Exterior Lighting.** The maximum height of pole-mounted exterior lighting shall be 25 feet.
 - (2) **Shielded Lighting/Light Element.** Fully shielded lighting fixtures shall be used in all areas. The light element (lamp or globe) of a fixture shall not extend below the cutoff shield.

- (3) **Hours of Operation.** All exterior lighting shall be extinguished from 10:00 p.m. to 6:00 a.m., except for exterior lighting that is determined necessary for security purposes.
- (4) **No Illuminated Signage.** Signage related to the use shall not be illuminated.

(B) **Noise Standards.**

- (1) **Location in Relation to Residential Use.** No loading/unloading activities or other noise-producing activities shall be allowed within 250 feet of an existing single family residential use.
- (2) **Maximum dB(A).** The maximum allowable dB(A) level of impulsive sound emitted from the use, as measured at ~~the property line of any adjacent residential lot where the lot is designed for a single family dwelling unit as a principal use,~~ adjacent residential structures shall not exceed 55 dB(A). -In addition, outdoor music shall not be allowed after 11:00 PM.

5-653

Landscaping and Screening Standards for Specific Uses. The following exterior lighting and noise landscaping standards shall apply to specific uses in this section when they are expressly referenced in the standards for the specific use.

- (A) **~~Landscaping/Buffering/Screening in Setbacks or Yards Adjacent to Certain Sized Lots.~~** A minimum of the first 50 feet of setback or yard area adjacent to any existing lot four (4) three acres or less in size that contains a house within 300 feet of the adjacent property line shall be landscaped and screened with solid fencing and/or landscaped area that provides 3 canopy tree(s) per 100 lineal feet of the adjacent property line. The Zoning Administrator may waive, reduce and/or modify these tree planting requirements if in his/her opinion the topography or existing vegetation adequately screens such parking areas from adjacent properties, year-round screening and is equivalent to a Type Three (3) Buffer Yard (Section 5-1400). The use of natural topography, vegetation, and trees that provide screening at the density, depth and height of the Type Three (3) Buffer Yard shall be credited towards this Type Three (3) Buffer Yard requirement in accordance with Section 5-1409(E).
- (B) **~~Screening of Parking Areas.~~** Parking areas shall be provided with 1 canopy tree per each 10 parking or 2 loading spaces. Yards, berms, vegetative screening, fences or walls shall be provided to buffer adjacent properties and public streets from for off-street parking areas and service areas for loading and unloading. The Zoning Administrator may waive, reduce and/or modify these tree planting requirements if in his/her opinion the topography or existing vegetation adequately screens such parking areas from adjacent properties.

A502

- (C) **Screening of Outdoor Storage and Storage Yards.** Outdoor storage and storage yards shall be screened to minimize visibility from view from adjacent public roads and adjacent single family detached uses by six (6) canopy trees per one hundred (100) lineal feet of perimeter of storage area.

5-654

Road Access Standards for Specific Uses. The following road access standards shall apply to specific uses in this section when they are expressly referenced in the standards for specific use.

| TABLE 5-654: ROAD ACCESS STANDARDS | | | |
|--|---|---|---|
| Average Generated Daily Vehicle Trips (VTD) | Onsite Private Access Road Construction Standards | Public Road Access | |
| | | Public Paved Road Standards ⁽¹⁾ | Public Unpaved Road Standards ⁽¹⁾ |
| 1 - 20 VTD | FSM Chapter 4, Table 3, <u>Type C1 Roadway</u> | <u>16-18 Foot Pavement Section Permitted</u> | <u>16-18 Foot Minimum Travelway Permitted</u> |
| 21 - 70 VTD | FSM Chapter 4, Table 3, <u>Type C2 Roadway</u> | <u>16-18 Foot Pavement Section Permitted</u> | <u>16-18 Foot Minimum Travelway Permitted</u> |
| 71 - 250 VTD | FSM Chapter 4, Table 3, <u>A1-Type C3 Roadway</u> | <u>18-20 Foot Pavement Section Permitted</u> | <u>18 Foot Minimum Travelway Permitted</u> |
| 251 - 600 VTD | FSM Chapter 4, Table 1, <u>A2-Type A1 Roadway</u> | <u>18-22 Foot Pavement Section Permitted</u> | <u>Not Permitted</u> <u>Special Exception</u> <u>Review required</u> <u>(Section 6-1300)</u> |
| More than 600 VTD | <u>Special Exception Review required (Section 6-1300)</u> <u>FSM Chapter 4, Table 1, Type A1 Roadway</u> | <u>Special Exception Review required (Section 6-1300)</u> | <u>Not Permitted</u> <u>Special Exception</u> <u>Review required</u> <u>(Section 6-1300)</u> |
| ⁽¹⁾ Characteristics of the first public road accessed by project's private access road. | | | |

5-655

Elementary or Middle School for 15 pupils or less

- (A) **Size of Use:** The minimum lot area for an elementary or middle school for 15 pupils or less is 5 acres.
- (1) Road/Access Standards shall comply with the road access standards of Section 5-654.
 - (2) Exterior Lighting Standards. All exterior lighting shall comply with the standards of Section 5-652(A) Exterior Lighting Standards).
 - (3) Outdoor play space shall be provided in accordance with the standards established in Section 5-609 Child Care.

5-656

Convent or Monastery. In the AR, TR, and JLMA-3 districts, a convent or monastery shall comply with the following additional requirements:

- (A) Intensity/Character

A503

- (1) The minimum lot area shall be as follows, unless the convent or monastery is developed as an adaptive re-use pursuant to Section 5-656(A)(2):

| Use | Size of Lot (Minimum) | No. of Residents |
|--|--------------------------|---------------------|
| Level I – small scale | 5 acres | 4-10 residents |
| Level II – medium scale | 10 acres | 11-20 residents |
| Level III – large scale | 20 acres | 21-30 residents |
| Level IV- requires special exception approval pursuant to Section 6-1300 | 30 acres | 31-40 residents |

- (2) A structure existing prior to January 7, 2003, located within an Historic Site District or Historic and Cultural Conservation District may be used as for a Convent/Monastery and shall be exempt from the minimum lot area, yard and floor area ratio requirements specified above, provided that any expansion or enlargement of such structure shall not exceed 15% of the total floor area existing prior to January 7, 2003 unless a greater expansion is approved by minor special exception pursuant to section 6-1300.

(B) **Building/Lot requirements**

- (1) **Size of use.** The floor area ratio shall not exceed 0.041.
- (2) **Minimum Required Yard Standards.** The minimum required yards shall be as follows:
- (a) Level I – small scale: 50 feet minimum from all lot lines;
 - (b) Level II – medium scale: 100 feet minimum from all lot lines
 - (c) Level III- large scale: 150 feet minimum from all lot lines
- (3) **Landscaping/Buffering/Screening.**
- (a) The use shall comply with the landscaping and screening standards of Section 5-653(A).
 - (b) Parking areas shall be screened to comply with the standards of Section 5-653(B).
 - (c) Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (4) **Roads/Access.** The convent or monastery shall comply with the road access standards in Section 5-654.

(5) **Parking.**

- (a) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (b) **Surface.** All parking areas serving the use shall use a dust-free surfacing material, as provided in the Facilities Standards Manual.

(6) **Exterior Lighting.** All exterior lighting shall comply with the standards of Section 5-652(A) Exterior Lighting Standards.

5-657 Stockpiling of Dirt. Any stockpiling of dirt in the AR and TR districts shall comply with the following standards:

(A) **Intensity/Character Standards.**

(1) **Size of Use:**

- (a) **Minimum Lot Size:** Five (5) Acres
- (b) **Pile Area:** A single stockpile of dirt pile shall not exceed an area greater than two (2) acres.
- (c) **Height:** A single stockpile of dirt shall not exceed 25 feet above original natural grade. For each additional five (5) acres in lot area, the height may increase one (1) foot and in no case shall the height exceed 50 feet above original natural grade. Additionally, no stockpile shall be visible above the existing tree line as viewed from any property line.
- (d) **Slope:** Slope shall not exceed a 3:1 ratio.

(2) **Siting:**

- (a) No stockpile of dirt is permitted in the Mountainside Overlay District, the Limestone Conglomerate Overlay District or the River/Stream Corridor Overlay District.
- (b) To the maximum extent feasible stockpiles of dirt shall not be located in wetlands, hydric soils, or areas identified as containing endangered species or plants ~~that are outside of primary conservation areas~~.
- (c) Stockpiles of dirt shall only be permitted on forested sites when there is an approved forest management plan.

(3) **Location on Site/Dimensional Standards:**

- (a) **Setback from Single-Family Dwellings:** No stockpile of dirt, loading/unloading activities, general stockpile of dirt

A505

operations, or related activities shall be allowed within 500 feet of an existing residential structure.

- (b) **Other setbacks:** No stockpile of dirt shall be located within 100 feet of any lot line and/or street to include ingress-egress easements.

- (4) **Hours of Operation:** The hours of operation shall be limited to 7:00 AM to 6:00 PM.

(B) **Access/Vehicular Circulation:**

- (1) **Access:** Access to the lot shall be from a paved, State maintained road at least twenty (20) feet in width.
- (2) **Driveways/Internal Access Roads (driveways):** Driveways shall not be located within a required buffered setback area except as minimally necessary to access the site. Such driveways shall be all-weather roads negotiable by loaded transport vehicles.
- (3) **Vehicular Circulation:** Adequate-stacking space shall be provided on site to accommodate anticipated traffic. Such stacking space shall be screened in accordance with the requirements in Section 5-650 (B).
- (4) **Debris:** To prevent the tracking of debris, mud, dirt or other material on public rights-of-way, the public rights-of-way shall be hosed off on a daily basis when the stockpile of dirt facility is in operation. During winter months the road shall be chemically treated to prevent icing conditions after hosing off the road.

- (C) **Materials:** Stockpiles of dirt may be comprised only of uncontaminated dirt and naturally occurring rock. Incorporated organic material, including roots, twigs, limbs, logs, leaves, and grass may not exceed three (3) percent by volume at any location in the stockpile of dirt. Processing within the stockpile of dirt is limited to grading, sorting, and compacting of dirt and waste rock. Screening of dirt shall not be permitted.

- (D) **Exterior Lighting:** Exterior Lighting shall be permitted for security purposes only and in accordance with Section 5-649. Signage for the stockpile of dirt use shall not be illuminated.

- (E) **Landscaping and Screening:** Landscaping and Screening shall be provided in accordance with Section 5-650.

- (F) **Noise:** Noise created by the activity at the stockpile of dirt shall comply with Section 5-649(B).

Compliance with other Ordinances: Nothing herein shall relieve the stockpile of dirt activity from complying with other Federal, State or County Codes.

A506

Where there is a conflict in the applicable ordinances, the more restrictive shall apply. A Zoning Permit is required prior to the commencement of the Stockpiling of Dirt. In addition, prior to commencing any stockpile of dirt activity, a preliminary soil report shall be provided to the County Soil Scientist in accordance with Chapter 6 of the Facilities Standards Manual.

5-658 Funeral Homes. Funeral homes, when located within the PD-IP zoning district, are subject to the following additional provisions:

- (A) The funeral home must be located within a freestanding building and be the sole principal use on the lot.
- (B) The minimum lot size for a funeral home use shall be 1.5 acres.
- (C) The funeral home use shall be established on a parcel of land fronting on, and with direct access to, an existing collector or arterial road.
- (D) Sufficient car stacking space shall be provided on the lot such that a collector or arterial road need not be used for the forming of funeral processions. The area of the lot used for the forming of funeral processions shall have direct, but limited, access to the collector or arterial road.

5-659 Drive-through Facilities Associated With Banks, Financial Institutions and Pharmacies. Drive-through facilities with up to 3 service lanes and an escape lane shall be permitted in association with banks, financial institutions and pharmacies that also provide a standard range of customer services in a building, subject to the following additional provisions:

- (A) Notwithstanding the requirements of Section 5-1400(A) and (B), where the bank or financial institution or pharmacy property abuts a residentially zoned or used property a Type Four (4) Rear Yard Buffer including structure shall be provided adjacent to the residential property (Section 5-1400). Further, 70% of canopy trees and 100% of all other plants required in the buffer shall be evergreens.
- (B) Stacking space shall be sufficient to avoid vehicle stacking into drive lanes, parking spaces and public street